

IN RE: PETITION FOR VARIANCE  
SE/Corner Pulaski Highway  
and Todds Lane  
(8301-A Pulaski Highway)  
15th Election District  
6th Councilmanic District  
Patrick J. Rooney, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 93-462-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Patrick J. Rooney and his wife, Sarah A. Rooney. The Petitioners request relief from Sections 413.6.b.1 and 413.6.b.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an illuminated business sign with a total surface area of 160 sq.ft. (80 sq.ft. per face) in lieu of the permitted 50 sq.ft. and a height of 18 feet in lieu of the permitted 6 feet for an existing sign. The Petitioners also request within the Petition for Variance an amendment to the previously approved site plan in Case No. 68-220-A to incorporate the subject sign, as more particularly described on petitioner's Exhibit 1.

Appearing on behalf of the Petition were Patrick J. and Sarah A. Rooney, property owners. The Petitioners were represented by J. Neil Lanzi, Esquire. Also appearing on behalf of the Petitioners was Gordon T. Langdon, a Registered Property Line Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 8301-A Pulaski Highway, consists of 0.48 acres, more or less, zoned M.L.-C.S.-1 and is improved with a one-story block building. The Petitioners purchased the subject property approximately 18 months ago at which time the property was in disrepair. The Petitioners have invested approximately \$75,000 to

fix up the building from which they now operate an ABC Rental company. The Petitioners also invested another \$6,000 to have a very attractive identification sign erected to advertise their business at this location. Mr. Rooney testified that the size and height of the subject sign were necessary in order to be visible to passing motorists due to a crest in the road a short distance from this site and the 50 mph speed limit along this route. In support of their position, the Petitioners introduced many photographs of the property which depict the subject sign and demonstrate that the sign easily fits into the surrounding landscape. Further testimony indicated that illumination of the subject sign is necessary since the hours of operation of the business go into the evening hours. It should be noted that there are many signs along Pulaski Highway in the vicinity of this property. It appears that the subject sign is in character and keeping with the many other signs existing in that area.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 2 -

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of August, 1993 that the Petition for Variance requesting relief from Sections 413.6.b.1 and 413.6.b.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing illuminated business sign with a total surface area of 160 sq.ft. (80 sq.ft. per face) in lieu of the permitted 50 sq.ft. with a height of 18 feet in lieu of the permitted 6 feet, and an amendment to the previously approved site plan in Case No. 68-220-A to incorporate the subject sign, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 3 -

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 8/27/93  
By [Signature]

ORDER RECEIVED FOR FILING

Date 8/27/93  
By [Signature]

ORDER RECEIVED FOR FILING

Date 8/27/93  
By [Signature]

ORDER RECEIVED FOR FILING

Date 8/27/93  
By [Signature]

- 4 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

August 27, 1993

(410) 887-4386

J. Neil Lanzi, Esquire  
Coover and Lanzi  
3460 Ellicott Center Drive, Suite 101  
Ellicott City, Maryland 21043

RE: PETITION FOR VARIANCE  
SE/Corner Pulaski Highway and Todds Lane  
(8301-A Pulaski Highway)  
15th Election District - 6th Councilmanic District  
Patrick J. Rooney, et ux - Petitioners  
Case No. 93-462-A

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Patrick J. Rooney  
12 Wilderfield Court, Timonium, Md. 21093

People's Counsel

file



**Petition for Variance**  
93-462-A  
to the Zoning Commissioner of Baltimore County

for the property located at 8301-A Pulaski Highway, Baltimore, MD  
which is presently zoned ML-CS-1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

J. Neil Lanzi, Esquire

(Type or Print Name)

Signature

Coover & Lanzi

3460 Ellicott Center Dr., Suite 101

Ellicott City, MD 21043 (410) 750-7600

Address

Ellicott City, MD 21043

City State Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Patrick J. Rooney

(Type or Print Name)

Signature

Sarah A. Rooney

(Type or Print Name)

Signature

12 Wilderfield Court (410) 780-0900

Address

Timonium MD 21093

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

J. Neil Lanzi, Esquire

Name

Coover & Lanzi

3460 Ellicott Center Dr., Suite 101

Ellicott City, MD 21043 (410) 750-7600

Address

Ellicott City, MD 21043

City State Zipcode

ESTIMATED LENGTH OF HEARING

on the following date: \_\_\_\_\_

ALL OTHER: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ DATE: 8/27/93

ORDER RECEIVED FOR FILING

Date 8/27/93  
By [Signature]

PETITION FOR VARIANCE  
93-462-A

Petitioners, Patrick J. Rooney and Sally A. Rooney, are the owners of the property known as 8301-A Pulaski Highway in Baltimore County, Maryland ("Property") and petition the Zoning Commissioner or Deputy Zoning Commissioner for the following variances and relief from the Baltimore County Zoning Regulations:

1. Variances from Sections 413.6 (b) (1) and 413.6 (b) (2) of the Baltimore County Zoning Regulations to allow an illuminated business sign with a total surface area of one hundred sixty (160) square feet (both faces) in lieu of the fifty (50) square feet surface area permitted (both faces) and a height of eighteen (18) feet in lieu of the six (6) foot height permitted; and further

2. Request to amend the site plan for Petitioner's Property previously approved in Case No. 68-220A by Order of the Zoning Commissioner dated March 29, 1968.

Petitioners state the following reasons in support of the above listed variances:

1. Petitioners are the owners and operators of an ABC Rental Center located on the Property, which business serves the needs of Baltimore County residents and other residents from Baltimore City and areas outside the Baltimore Metropolitan area.

2. Petitioner's sign is necessary for all those individuals utilizing the services of Petitioner's ABC Rental Center.

3. Petitioner's sign is compatible with the manufacturing/business character of the surrounding area. The variances requested, if granted, will not cause any detrimental effect to the public health, safety or general welfare of the community.

4. Special circumstances and conditions exist that are peculiar to Petitioner's property which are the subject of the variance requests and that strict compliance with the Baltimore County Zoning Regulations will result in practical difficulty and unreasonable hardship to Petitioners.

5. The variances requested are within the spirit and intent of the sign, height and area regulations.

Form A62, Pg. 2/2/93

6. And for such other additional reasons as may be provided at said Hearing on this Petition.

*J. Neil Lanzi*  
J. Neil Lanzi, Esquire  
Coover & Lanzi  
3460 Ellicott Center Drive  
Suite 101  
Ellicott City, Maryland 21043  
(410) 750-7600

Attorney for Petitioners

2

GORDON T. LANDSON  
DENNIS H. MILLER  
EDWARD F. DEINGLOUGH  
BRUCE E. DOWD

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
SUITE 100  
320 EAST TOWNSONTOWN BOULEVARD  
TOWSON, MARYLAND 21206-5318  
410-823-4470  
FAX 410-823-4473

ESSENTIALS  
PAUL A. HOLLENDER  
FRED H. HOLLENDER  
CARL L. BERNHOLD  
PHILIP A. GROSS  
OF COURTESY  
JOHN F. ETZEL  
WILLIAM G. ULRICH

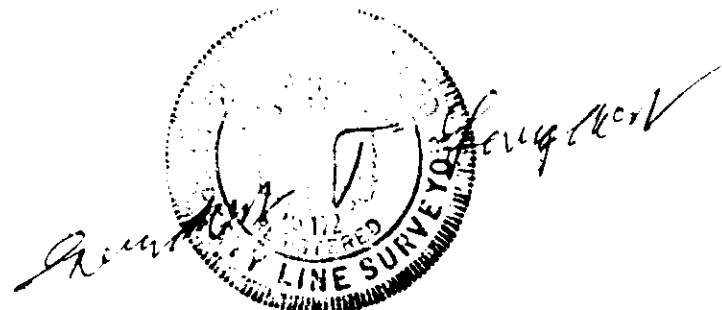
93-462-A May 27, 1993  
Description  
To Accompany Zoning Petition  
Pertaining to an existing Sign  
250 Square Foot/0.006 Acre Parcel  
Southeast Side of Pulaski Highway  
Southwest of Todds Lane

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southeast right of way line of Pulaski Highway, variable width, said beginning point being distant 89 feet, more or less, Southwesterly measured along said right of way line from the intersection of said right of way line and the centerline of Todds Lane, thence leaving said southeast right of way line of Pulaski Highway and running (1) South 23 degrees 58 minutes 30 seconds East 25.00 feet, (2) South 66 degrees 01 minute 30 seconds West 10.00 feet and (3) North 23 degrees 58 minutes 30 seconds West 25.00 feet to intersect said southeast right of way line of Pulaski Highway, thence running and binding on said right of way line (4) Northeasterly by a line curving to the left with a radius of 25.539.79 feet, for an arc distance of 10 feet to the point of beginning.

Containing 0.006 of an Acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th  
Posted for: Variance  
Petitioner: Patrick J. Rooney  
Location of property: 8301 (Sider) Pulaski Hwy & Todds Lane  
Location of Sign: Pulaski Highway, 1/2 mile S. of Pulaski Hwy  
Remarks: [Signature]  
Posted by: [Signature]  
Date of return: 7/1/93  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 8, 1993  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 8, 1993.

THE JEFFERSONIAN.

[Signature]

NOTICE: (1) Hearings are held on Wednesdays at 11:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204. (2) For information concerning the filing and/or hearing, please call 887-3353. (3) For information concerning the filing and/or hearing, please call 887-3353.

Baltimore County  
Zoning Administration &  
Development Management  
311 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date: 6/22/93  
Account: 8-001-4150  
Number: 464  
By: JLL

COMMERCIAL VARIANCE FILING FEE: 020 \$ 250.00  
SIGN POSTING FEE: 080 \$ 35.00  
TOTAL: 285.00

OWNER: PATRICK ROONEY  
LOCATION: 8301-A PULASKI HWY

Cashier Validation

TO: JEFFERSON PUBLISHING COMPANY  
July 8, 1993 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzl, Esq.  
3460 Ellicott Center Drive, #101  
Ellicott City, Maryland 21043  
(410) 750-7600

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-462-A (Item 464)  
8301-A Pulaski Highway  
SE Pulaski Highway and Todds Lane  
15th Election District - 6th Councilmanic  
Petitioner(s): Patrick J. Rooney and Sarah A. Rooney  
HEARING: MONDAY, JULY 26, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance to allow an illuminated business sign with a total surface area of 160 square feet (both faces) in lieu of the 50 square feet surface area permitted (both faces) and a height of 18 feet in lieu of the 6 foot height permitted; and to amend the site plan previously approved in case #68-220-A by Order of the Zoning Commissioner dated March 29, 1968.

[Signature]  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, PLEASE CALL 887-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 19, 1993

J. Neil Lanzl, Esquire  
Coover and Lanzl  
3460 Ellicott Center Drive STE 101  
Ellicott City, MD 21043

RE: Case No. 93-462-A, Item No. 464  
Petitioner: Patrick J. Rooney, et ux  
Petition for Variance

Dear Mr. Lanzl:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 22, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: July 1, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 449, 451, 452, 463, 464, 465, 466, 469 and 472.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: [Signature]  
Division Chief: [Signature]

PK/JL:lw

449, ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

Date: July 7, 1993

FROM: Jerry L. Pfeifer, Captain  
Fire Department

SUBJECT: July 12, 1993 - Meeting

- #402 - Space shall comply with the 1991 Life Safety Code.
- #456 - No comments
- #462 - No comments
- #463 - Site shall not interfere with Baltimore County's 800 Megahertz Radio Capability.
- #464 - No comments
- #465 - No comments
- #466 - No comments
- #467 - No comments
- #468 - No comments
- #469 - No comments
- #470 - Building shall comply with the 1991 Life Safety Code.
- #471 - Did not receive plan.
- #472 - No comments.

RECEIVED  
JUL 8 1993  
ZADM

JLP/dal  
cc: File

CPS-008





Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

6242-93

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No: 464 (JL)

93-462-A

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_

Typewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5052 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SEC Pulaski Highway and Todds : OF BALTIMORE COUNTY  
Lane (8301-A Pulaski Highway), :  
15th Election District, : Case No. 93-462-A  
6th Councilmanic District :  
PATRICK J. ROONEY, et ux, :  
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
People's Counsel for Baltimore County

*Carole S. Demilio*  
Carole S. Demilio  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 13th day of July, 1993,  
a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi,  
Esquire, Coover & Lanzi, 3460 Ellicott Center Dr., Suite 101, Ellicott  
City, MD 21043, Attorney for Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

RECEIVED  
JUL 13 1993

ZADM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

*Patrick J. Rooney*  
*Patricia A. Rooney*  
*Carole S. Demilio*

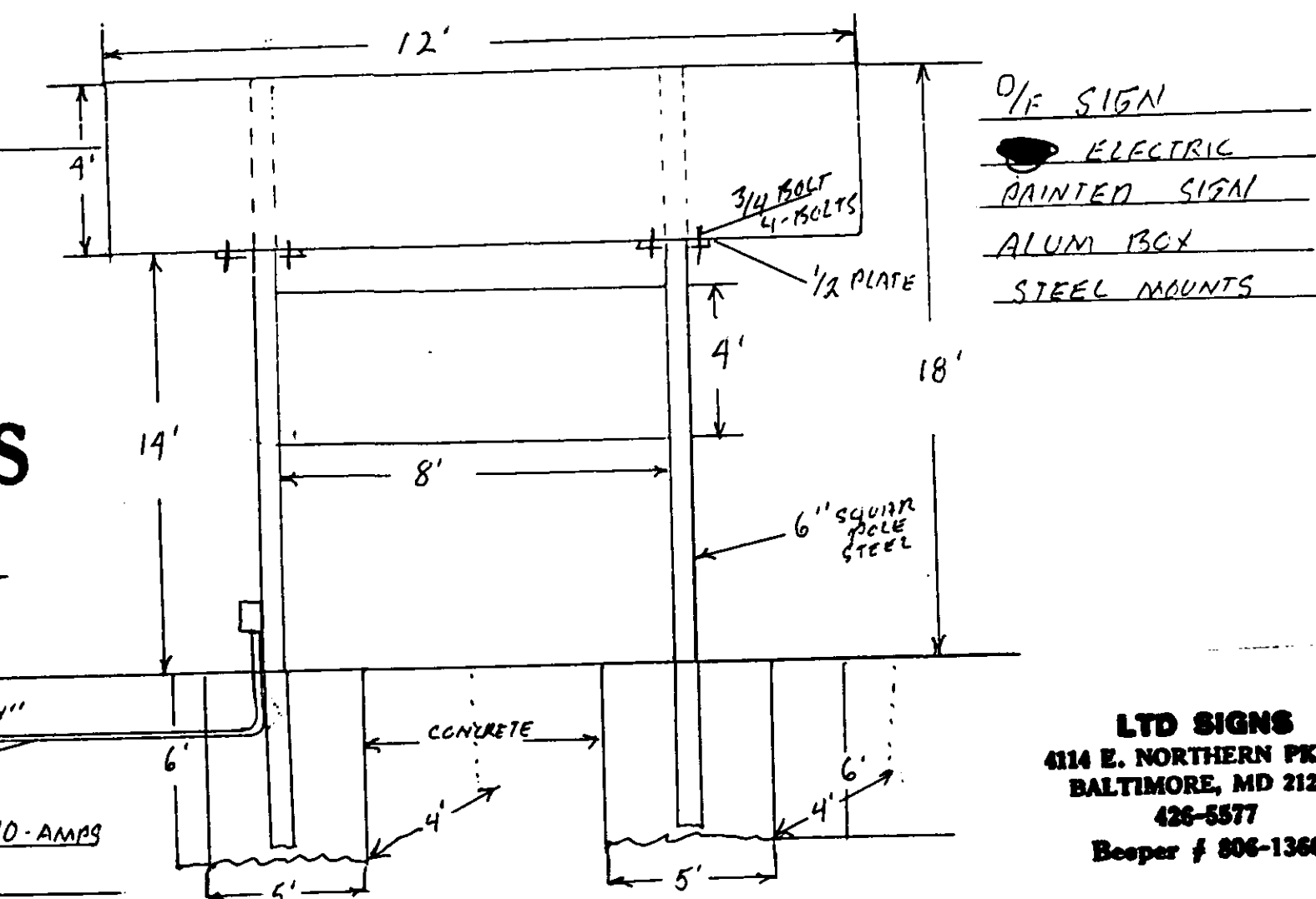
*12 WINDSOR GARDENS*  
*12 WINDSOR GARDENS*  
*370 E. TOWSON BLVD. TOWSON*

REMOVE OLD SIGN INSTALL NEW SIGN

SIGN TO READ ABC RENTALS

PETITIONER'S  
EXHIBIT 2

ELECTRIC LINE 24"  
PVC  
LESS THAN 10-AMPS  
ALL ELECTRIC AT LATER DATE



LTD SIGNS  
4114 E. NORTHERN PKWY.  
BALTIMORE, MD 21208  
426-5577  
Beeper # 806-1366

\$ 5000.00

PETITIONER'S  
EXHIBIT 6

TO WHOM IT MAY CONCERN:

This Petition shall certify that I am a customer of the ABC Rental Center located at 8301-A Pulaski Highway. It is my opinion the size, height and illumination of the existing signs on this property are absolutely necessary to identify the nature of and location of the ABC Rental business. I have no objection to the signs remaining on the property in their present condition and believe the new signs are more attractive than the signs they replaced.

<i>Donald Shaw</i>	<i>Michael P. H.</i>
<i>Mike J.</i>	<i>Ray Sutton</i>
<i>Rich Brown</i>	<i>Deane Spurge</i>
<i>Herb Schaper</i>	<i>Robert A. J.</i>
<i>Wanda W.</i>	<i>Jeff B.</i>
<i>Mark Shickell</i>	<i>James W.</i>
<i>Robert</i>	<i>Harvey</i>
<i>Gary O'Connell</i>	<i>John J.</i>
<i>Pat Porter</i>	<i>Patricia C.</i>
<i>John H.</i>	<i>James D. Randall</i>
<i>Tommy King</i>	<i>Robert Riley</i>
<i>James W.</i>	<i>Robert</i>
<i>John J. B.</i>	<i>Norman D. M.</i>
<i>Sam H.</i>	<i>Danny W.</i>
<i>Anthony M.</i>	<i>John S.</i>
<i>Michael R.</i>	<i>John M.</i>
<i>Bill Bennett</i>	<i>John M.</i>
<i>Rich R.</i>	<i>John M.</i>
<i>John R.</i>	<i>John M.</i>
<i>John R.</i>	<i>John M.</i>

New New Ritz  
4'x8'  
4'x8' changeable letter  
33sq.ft.  
33sq.ft.

New Metro Auto Parts  
5'x6'  
3'x6' changeable letter  
30sq.ft.  
18sq.ft.

John Deere  
8'x16'  
138sq.ft.

Chalk  
Alban  
6'x16'  
96sq.ft.

Office Services  
6'x16'  
4'x8' changeable letter  
96sq.ft.  
33sq.ft.

Luskins  
10'x16'  
160sq.ft.

New Office Depot  
5'x10'  
50sq.ft.

PETITIONER'S  
EXHIBIT 5

HEADQUARTERS:  
2200 Broening Highway, Suite 102  
Baltimore, Maryland 21224  
(410) 631-9090  
Fax: (410) 631-9099

EASTERN BALTIMORE AREA  
Chamber of Commerce

REVITALIZATION OFFICE:  
2 Dunmanway, Suite 238  
Dundalk, Maryland 21222  
(410) 282-9100  
Fax: (410) 282-9103

June 30, 1993

Mr. Pat Rooney  
ABC Rental Center  
8301 A. Pulaski Highway  
Rosedale, Maryland 21237

Dear Pat,

Thank you very much for the recent tour of your facility on Route 40.

Regarding our visit with Arnold Jablon I am glad that you have decided to apply for a variance for your signage. It is clear that the sign on your business conforms with other business signs on the Route 40 Corridor near your location. I am sure that your variance will be granted when your neighbors' signs are taken into consideration and the magnitude of the Highway is considered.

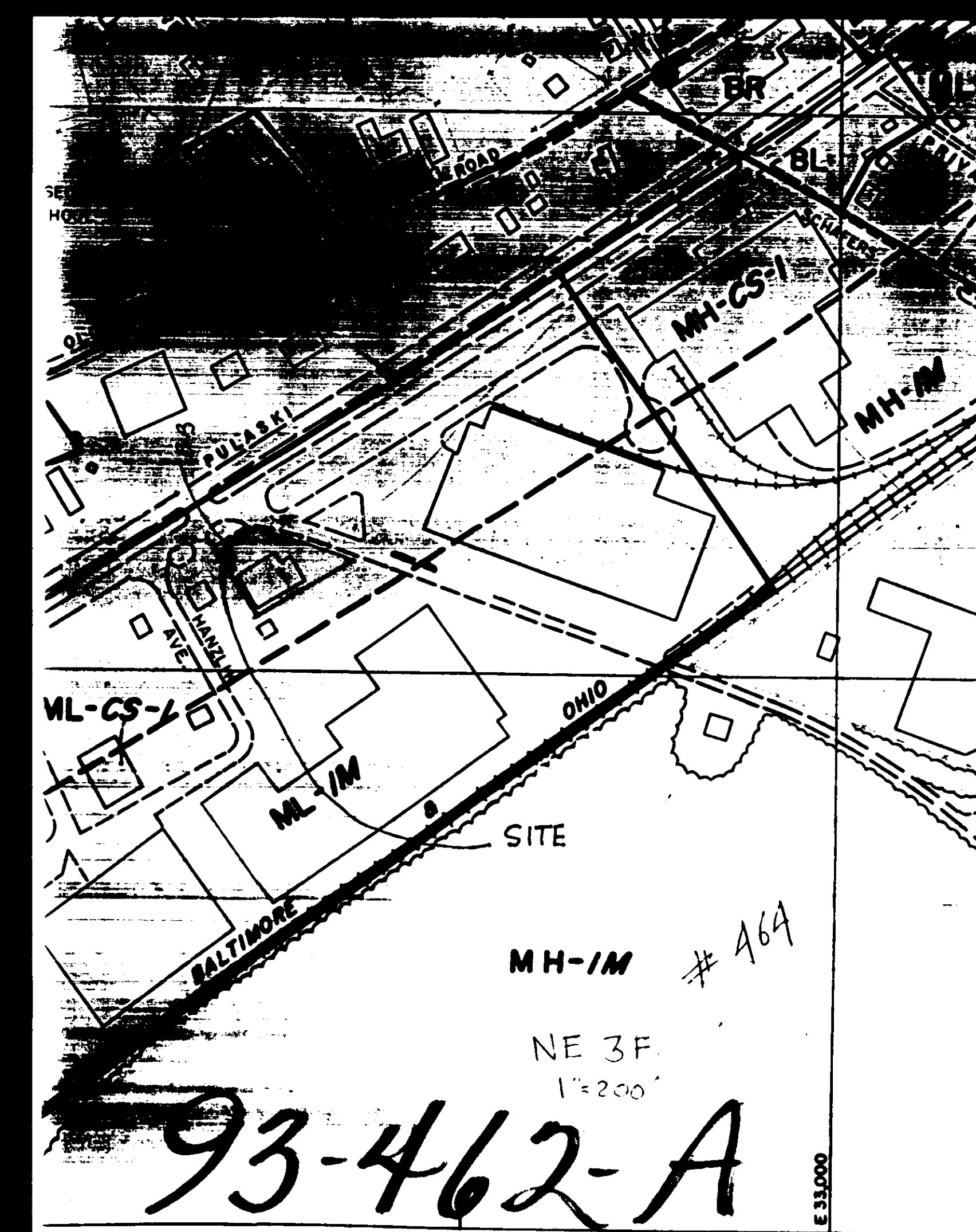
If your legal counsel feels that the Chamber's testimony at the hearing on this issue is necessary, I am sure the Board would approve of our participation.

Sincerely,

*Pat*  
Patricia A. Winter  
Executive Director

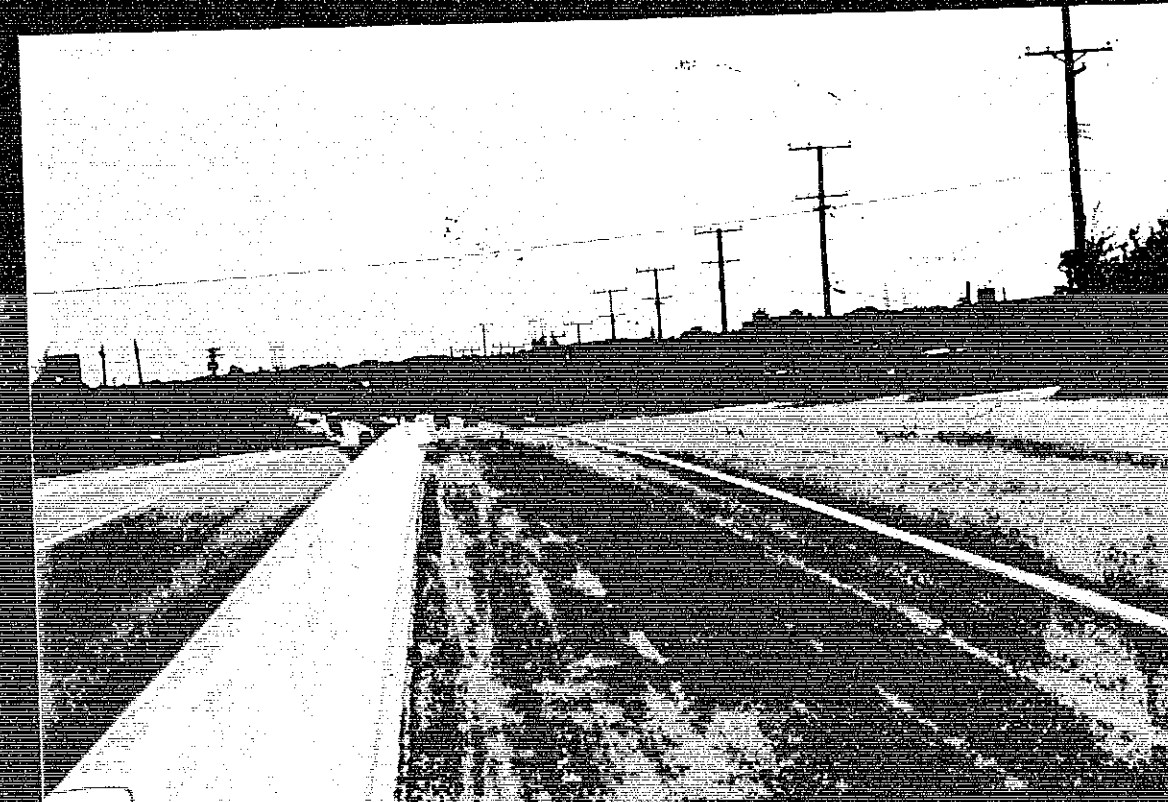
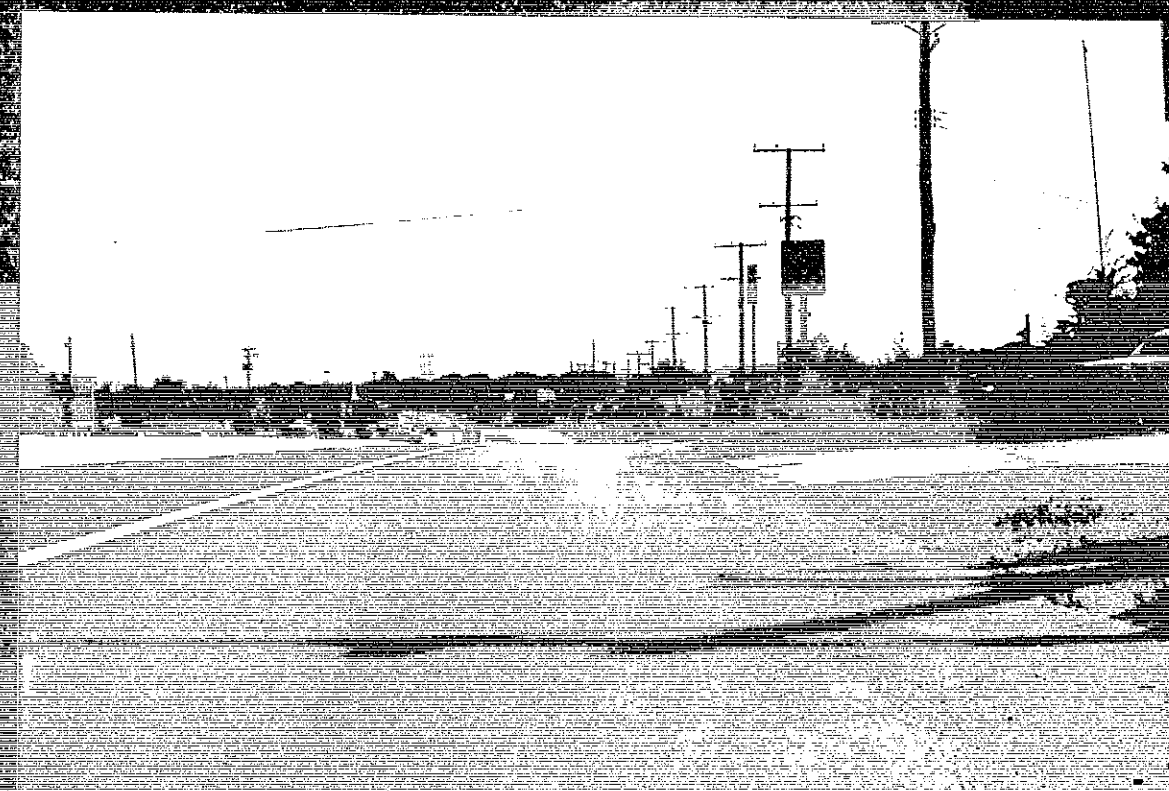
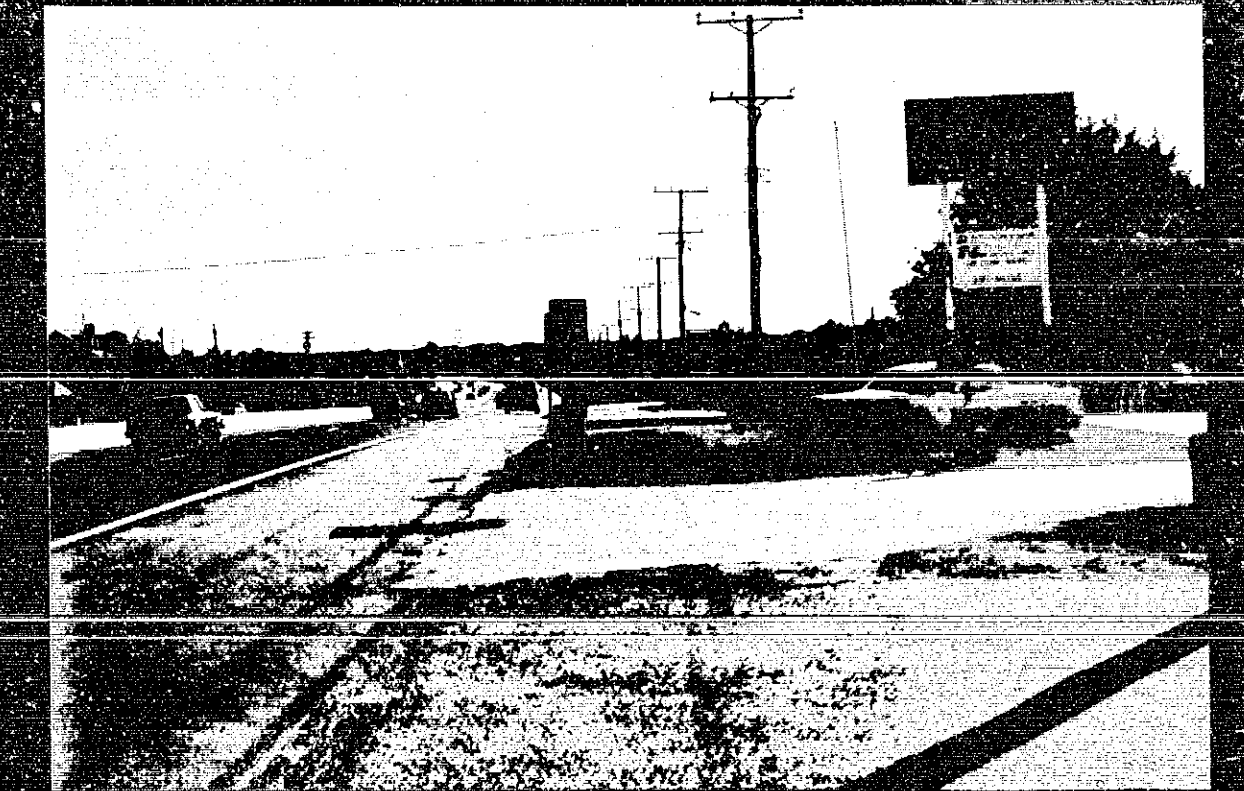
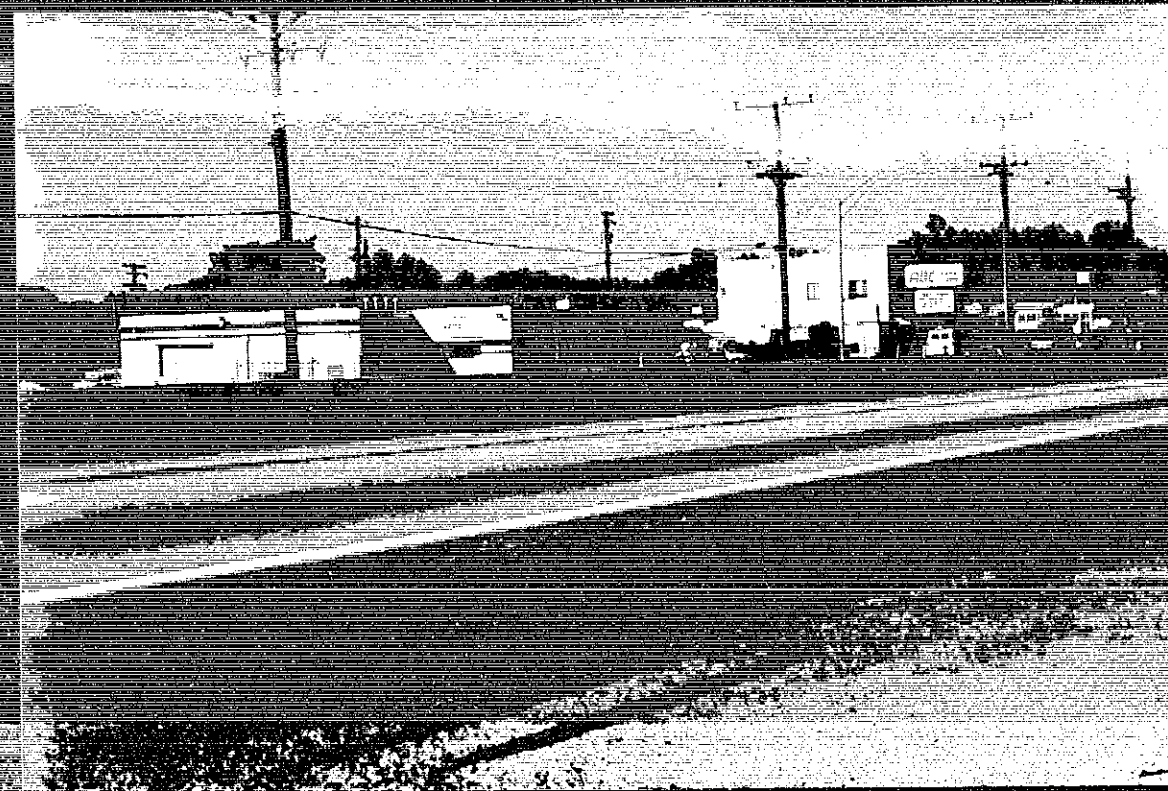
PETITIONER'S  
EXHIBIT 7

• Dundalk • Eastern Baltimore • Edgemere • Kingsville • Parkville • Perry Hall • Rosedale • Rossville • White Marsh



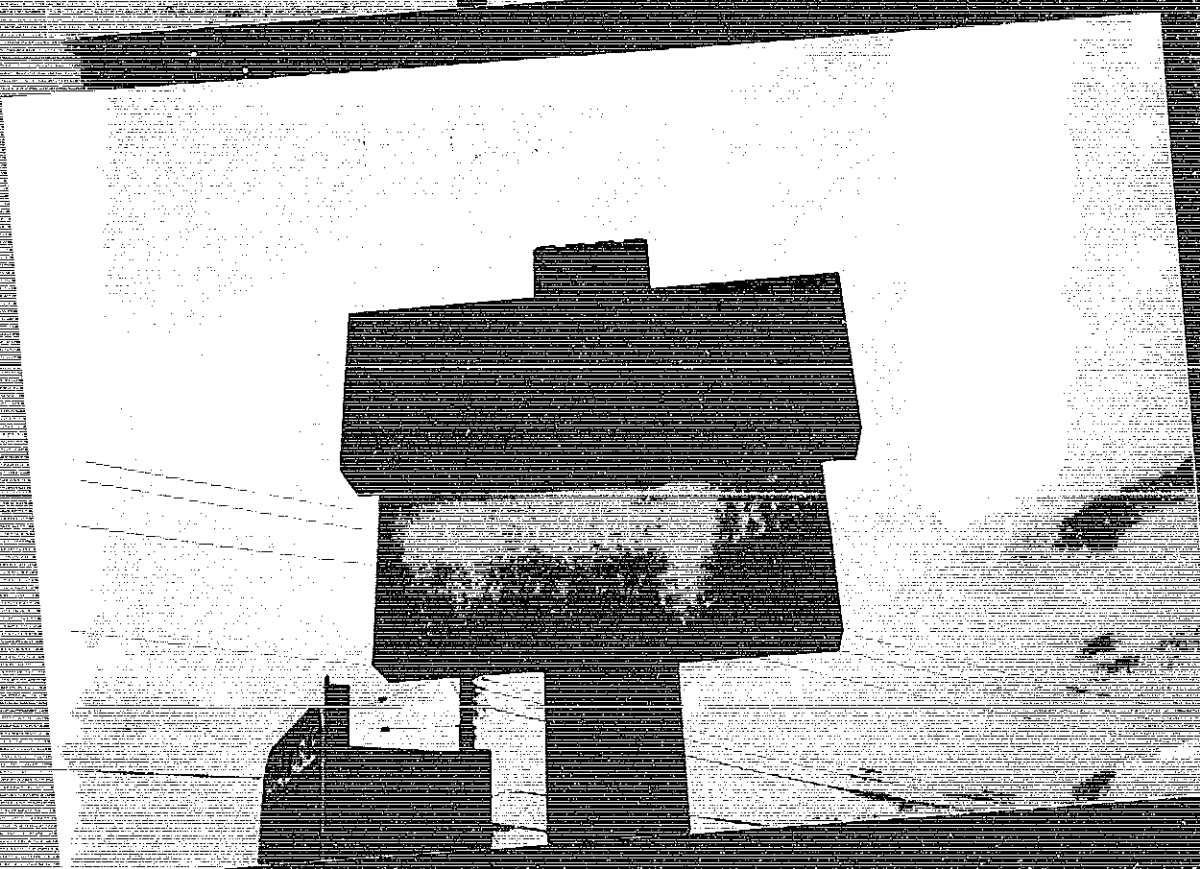


Pittman's  
Exhibit 3A-3K  
880 93-162-A  
4  
4A-4F

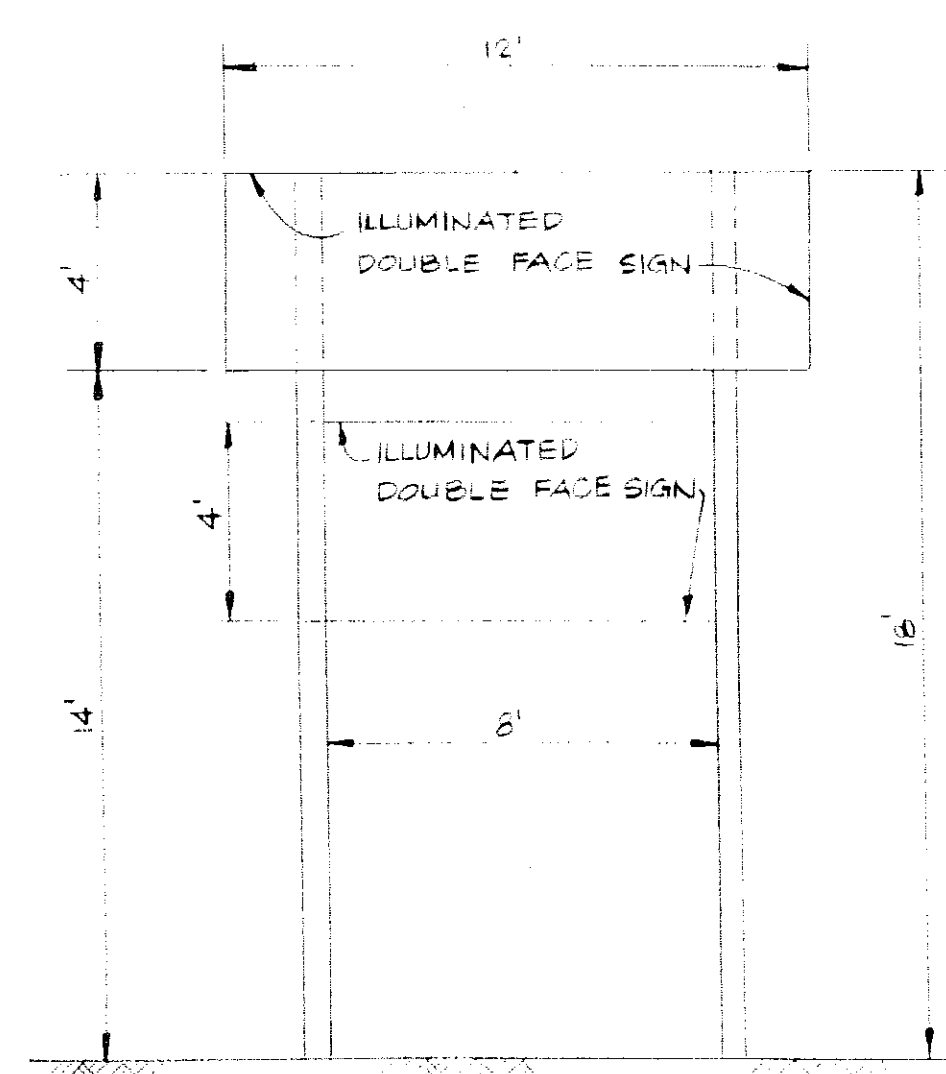
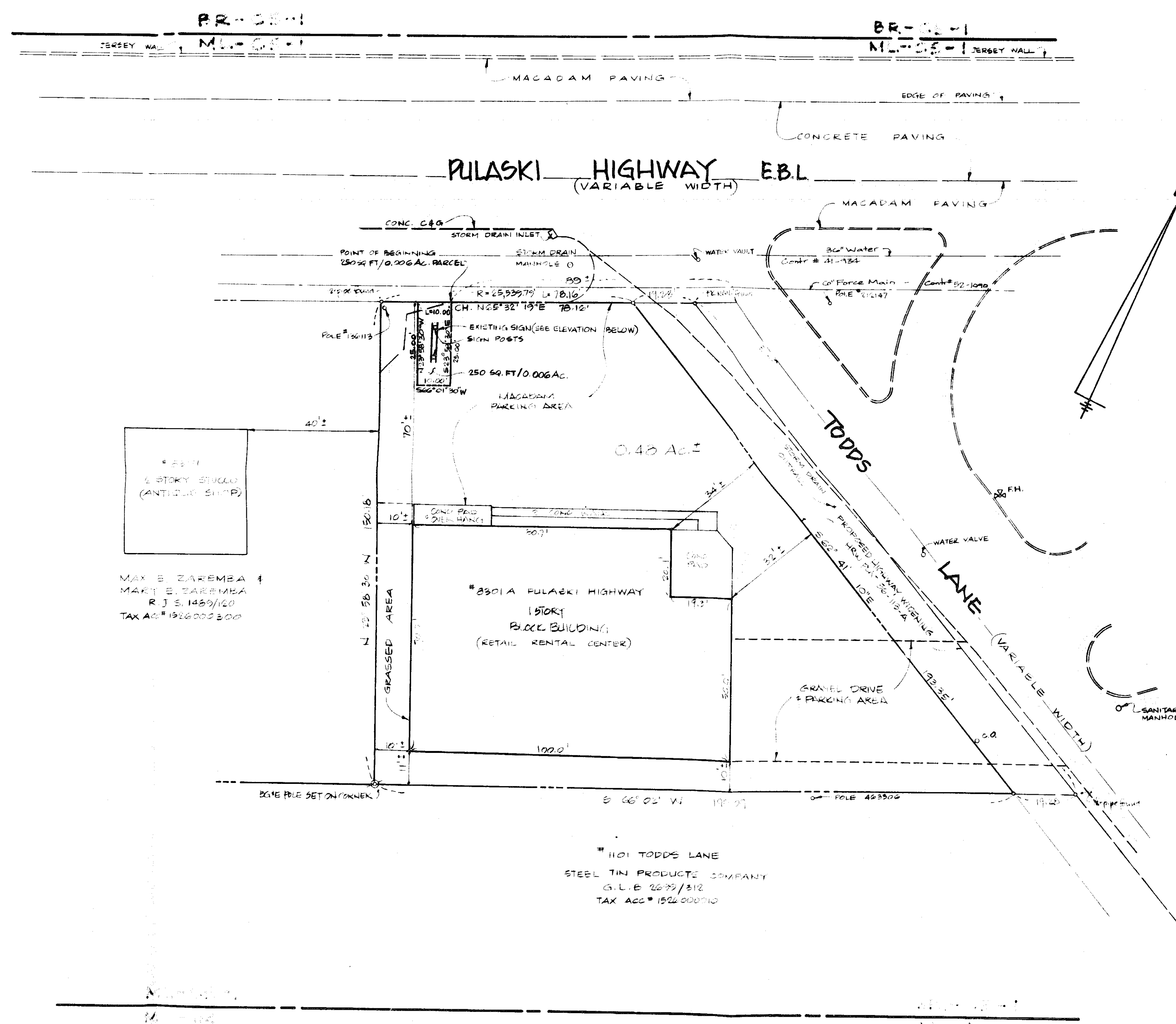


68-220

2449







EXISTING SIGN-ILLUMINATED(DOUBLE FACED)  
80 SQ.FT PER SIDE  
160 SQ.FT TOTAL  
SCALE: 1" = 40'

Box No 47  
Notes: 14/7

Case Number: 68-220A-Variances requested for ten foot (10') side and rear setbacks in lieu of the required thirty foot (30') setbacks, granted by the Zoning Commissioner on March 29, 1968.

Case Number: 2449-Special permit requested to allow two (2) twelve x twenty-five foot (12' x 25') advertising structures with a thirty foot (30') front setback, granted by the Zoning Commissioner on January 13, 1953.

1. Variances from Sections 413.6 (b) (1) and 413.6 (b) (2) of the Baltimore County Zoning Regulations to allow an illuminated business sign with a total surface area of one hundred sixty (160) square feet (both faces) in lieu of the fifty (50) square feet surface area permitted (both faces) and a height of eighteen (18) feet in lieu of the six (6) foot height permitted; and further

2. Request to amend the site plan for Petitioner's Property previously approved in Case No. 68-220A by Order of the Zoning Commissioner dated March 29, 1968.

PETITIONER'S  
EXHIBIT 1

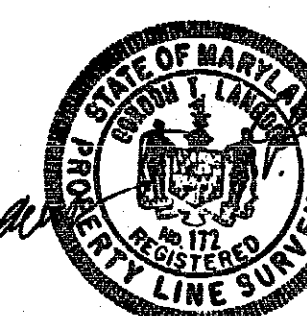
93-462-A

## PLAT TO ACCOMPANY ZONING PETITION

PROPERTY OF  
PATRICK J. ROONEY AND SARAH A. ROONEY, HIS WIFE  
15TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY MARYLAND  
TAX ACCOUNT NO. 1519074850  
S.M. 9088 FOLIO 316  
SCALE: 1"= 20'  
MAY 27, 1993

A64

GERHOLD CROSS & ETZEL  
320 TOWSONTOWN BLVD. SUITE 100  
TOWSON, MARYLAND 21204  
823-4470



FILE No 417